

BILL No. 2-2018  
INTRODUCED 3-14-2018  
ORDINANCE No. 2-2018  
ADOPTED - 07-23-2018

**CITY OF MONONGAHELA**

**ORDINANCE NO. 2 OF 2018**

**AN ORDINANCE OF THE CITY OF MONONGAHEALA, WASHINGTON COUNTY, PENNSYLVANIA SETTING FORTH AMENDMENTS TO THE CITY OF MONONGAHELA ZONING ORDINANCE, AS HERETOFORE AMENDED, AMENDING SECTION 301 – “CLASSIFICATION OF DISTRICTS”, SECTION 302 – “ZONING MAP”, AND SECTION 407.5 – RELATING TO LANDSCAPING, SCREENING, AND BUFFERING; REPEALING MAP 3.1 AND TABLES 3.1 AND 3.2; AND ENACTING SECTION 313 – “MRU: MIXED RIVERFRONT USE”, MAP 3.2, AND TABLES 3.3 AND 3.4, AND PROVIDING FOR OTHER MISCELLANEOUS MATTERS.**

WHEREAS, the City of Monongahela is a body corporate and politic, and a duly recognized City of the Third Class of the Commonwealth of Pennsylvania; and

WHEREAS, the Council of the City of Monongahela has heretofore adopted a zoning ordinance of the City entitled the “City of Monongahela Zoning Ordinance” (the “Ordinance”); and

WHEREAS, any and all additions, amendments, deletions, or supplements to the Ordinance, when passed and adopted in such form as to indicate the intention of the City Council to be a part thereof, shall be deemed to be incorporated into such Ordinance so that reference to the Ordinance shall be understood and intended to include such changes; and

WHEREAS, whenever such additions, amendments, deletions, or supplements to the Ordinance shall be adopted, they shall thereafter be printed and, as provided hereunder, inserted in the post-bound book containing said Ordinance as amendments and supplements thereto; and

WHEREAS, Section 11018.1 of the Third Class City Code, Act of November 24, 2015, P.L. 242, Act No. 67, as codified, 11 Pa.C.S. § 11018.1 entitled “Ordinances and Resolutions”, provides that the City Council of any Third Class City shall have the power to enact legislative acts by ordinance, including all such legislative acts that exercise the police power of the city, regulate land use, development, and subdivision, and otherwise regulate the conduct of persons within the city; and

WHEREAS, under and pursuant to said authority, the City Council is authorized to plan for the development of the City through zoning regulations under the Act of July 31, 1968, P.L. 805, Act No. 247, as amended and reenacted by the Act of December 21, 1988, P.L. 1329, Act. No. 170, as codified, 53 P.S. § 10101, et seq., known as the Pennsylvania Municipalities Planning Code; and

WHEREAS, under and pursuant to said authority, the City enacted the Ordinance on November 10, 2010; and

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, as codified, 53 P.S. § 10609, entitled “Enactment of Zoning Ordinance Amendments”, and Section 714 of the Ordinance, entitled “Amendments by Governing Body”, set forth provisions and procedural formalities for the enactment of amendments to the Ordinance; and

WHEREAS, the City Council, as the governing body for the City of Monongahela, finds that it is in the best interests of the health, safety, welfare, and development of the City and its residents to make certain revisions, repeals, and additions to the Ordinance for the following purposes: (a) to provide for and define a new “MRU: Mixed Riverfront Use” district within the City to better provide for the health, welfare, and development of City residents and businesses within the riverfront corridor; and (b) to provide for regulation and control over the types of permitted and conditional uses within the MRU district and the riverfront corridor at large to ensure the safety, protection, and welfare of City residents and businesses.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the City Council of the City of Monongahela, Washington County, Pennsylvania, that the City of Monongahela Zoning Ordinance is hereby amended in part, repealed in part, and supplemented in part, to wit:

**NOTE:** Added text is underlined; deleted text is [in brackets].

Section 1. Section 301.1 of the Ordinance – “Classification of Districts” is amended to read:

For the purposes of this Ordinance, the City of Monongahela is divided into the following zoning and overlay districts, which are shown by the district boundaries on the Official Zoning Map. If, and whenever, changes are made to boundaries or other matter included on the said Zoning District Map, such changes to the Map shall be made within thirty (30) days after each amendment has been approved by the Council.

\* \* \*

(I) Mixed Riverfront Use (MRU)

Section 2. Section 302.1 – “Zoning Map” is amended to read:

The boundaries of said districts shall be as shown upon [Map 3.1] Map 3.2 and made a part of this Ordinance, which shall be designated the "Official Zoning Map of the City of Monongahela." Said map and all notations, references, and other features shown thereon shall be made a part of this Chapter as if the matters and features shown by said map were all fully described herein.



Section 3. Map 3.1 and Tables 3.1 and 3.2 are repealed and replaced with Map 3.2 and Tables 3.3 and 3.4.

Section 4. The Ordinance is amended by adding Section 313, and subsections thereto, to read:

§ 313. MRU: Mixed Riverfront Use

§ 313.1 Intent. The intent of the MRU Mixed Riverfront Use District is to provide for an appropriate mix and integration of compatible commercial, residential, recreational, light industrial, and light manufacturing uses to capitalize upon the river and riverfront.

§ 313.2 Boundaries. The boundaries of the MRU District shall be depicted on the Official City of Monongahela Zoning Map, Map 3.2, as enacted and amended.

§ 313.3 Use Regulations.

(A) Permitted Uses. A building may be erected, altered, or used, and a lot may be used or occupied for any of the following purposes and no other:

- (1) Amphitheater
- (2) Animal hospital
- (3) Assisted living facility
- (4) Bank/financial institution
- (5) Bed and breakfast inn
- (6) Boarding house
- (7) Boat and marine sales/service
- (8) Boat storage
- (9) Bottle club
- (10) Broadcasting studio (radio/television)
- (11) Bus and transit facilitates
- (12) Bus/other transit shelter
- (13) Business services/school
- (14) Campgrounds
- (15) Car wash
- (16) Clinic
- (17) Community facility

- (18) Cultural service
- (19) Docks, public and private
- (20) Dwelling, Multi-family - Duplex
- (21) Dwelling, Multi-family - Conversion Apartment
- (22) Dwelling, Multi-family - Garden Apartment
- (23) Dwelling, Multi-family - Mid-rise apartment
- (24) Dwelling, Multi-family - Residence over business
- (25) Dwelling, Single-family detached
- (26) Dwelling, Single-family attached
- (27) Educational institution
- (28) Emergency services
- (29) Farm equipment supply and sales
- (30) Farmer's market/fruit and vegetable stand
- (31) Fishing piers
- (32) Flea market
- (33) Food service establishments, including:
  - (a) Bakery
  - (b) Brewery pub
  - (c) Catering business
  - (d) Coffee house/internet cafe
  - (e) Restaurant (Carry-out/sit-down)
  - (f) Tavern/drinking establishment
  - (g) Tea room
- (34) Forestry
- (35) Freight terminal
- (36) Funeral home/mortuary
- (37) Gasoline Service Station
- (38) Greenhouse, Commercial
- (39) Helipad
- (40) Health club
- (41) Hotel/motel
- (42) Industrial park
- (43) Kennel



- (44) Library
- (45) Light manufacturing uses, including but not limited to:
  - (a) Building material facility
  - (b) Distribution facility
  - (c) Equipment rental/repair
  - (d) Laboratory
  - (e) Parcel delivery facility
  - (f) Research and development
  - (g) Self-storage facility
  - (h) Transportation services
  - (i) Wholesale establishment
  - (j) Similarly suited uses at the discretion of the City
- (46) Marina
- (47) Medical center
- (48) Municipal use (excluding landfill/dump)
- (49) Nursery
- (50) Night club
- (51) Office
- (52) Park
- (53) Parking lot
- (54) Parking structure
- (55) Photographic studio
- (56) Place of public assembly
- (57) Place of worship/religious institution
- (58) Private club
- (59) Recreation, private/public
- (60) Retail stores up to 25,000 square feet, including but not limited to:
  - (a) Convenience store
  - (b) Personal service shop, including but not limited to:
    - (i) Barber/beauty salon

- (ii) Dressmaker/seamstress/tailor
- (iii) Dry cleaner
- (iv) Massage therapy business
- (v) Shoe repair
- (vi) Similarly suited uses that offer commercial or personal services (excluding adult-oriented establishment as defined in Article II: Definitions, herein) at the discretion of the City
- (c) Pharmacy
- (d) Tattoo parlor
- (e) Similarly suited uses for sale of retail goods at the discretion of the City
- (61) Studio, dancing or music
- (62) Theater
- (63) Theater, drive-in
- (64) Utility substation
- (65) Veterinary office
- (66) Winery
- (67) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, including:
  - (a) Garage, private
  - (b) Greenhouse, private
  - (c) Home-based business (no-impact)
  - (d) Home occupation
  - (e) Solar energy equipment
  - (f) Wind energy equipment (small wind facility)
  - (g) Swimming pools
  - (h) Drive-thru facility
  - (i) Crematorium
  - (j) Pet crematorium

(B) Special Exception Uses. Any of the following purposes when authorized as a special exception use, provided they meet the parameters set forth in Article V of the Ordinance:

- (1) Amusement and recreation center, indoor/outdoor
- (2) Amusement park
- (3) Arena
- (4) Fairground
- (5) Hospital
- (6) Public utility facility/structure
- (7) Race track
- (8) Stockyards

(C) Conditional Uses. Any of the following purposes when authorized as a conditional use, provided they meet the parameters set forth in Article V of the Ordinance:

- (1) Retail stores over 25,000 square feet for the sale of goods and services (see §313.3(A)(60), above)
- (2) Shopping center

#### § 313.4 Development Standards.

(A) Minimum Lot Size: 12,000 square feet.

(B) Minimum Lot Width: 50 feet.

(C) Front Yard Setback: 25 feet.

(D) Side Yard Setback: 10 feet.

(E) Rear Yard Setback: 10 feet.

(F) Maximum Building Coverage: 50 percent.

(G) Maximum Building Height:

- (1) Principal buildings: 40 feet or three (3) stories
- (2) Accessory buildings: 25 feet.

#### § 313.5 General Requirements.

(A) Performance Standards. All uses in the MRU District shall comply with the General Performance Standards set forth in Article IV, herein, in



addition to all applicable requirements regarding lighting, bufferyards, landscaping, off-street parking, and like requirements and standards set forth within this section and this Ordinance.

(B) Refuse Areas. The storage of refuse shall be provided inside the building(s) or within an outdoor area enclosed by either walls or opaque fencing. Any refuse area outside of the building shall be designed to be architecturally compatible with the building(s), shall not be located in the front of the building, and be entirely screened by a fence or enclosure which is at least six (6) feet high and not more than eight (8) feet in conjunction with landscape materials.

(C) Screening. All wall-mounted mechanical, electrical, communication, and service equipment, including but not limited to satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping or other approved means. All rooftop mechanical equipment and other appurtenances should be concealed by or integrated with the roofline, or screened from view at ground level of nearby streets. The following, when above the roofline, require screening: stairwells, elevator shafts, air conditioning units, large vents, heat pumps, and mechanical equipment.

(D) Automobile Access and Circulation.

- (1) Vehicle circulation on-site should be clearly organized to facilitate movement into and throughout parking areas. Parking drives lanes and intersections should align wherever practical.
- (2) Service access areas should be located to the side or rear of buildings, outside of view from public rights-of-ways, including, the Monongahela River waterfront. Buildings within a development should share service areas to the extent practical.
- (3) Contiguous developments should be encouraged to combine access points to minimize curb cuts and to provide connections between adjacent development sites.

(E) Landscaping. Using only native plants, restoration of any pre-existing vegetation, water bodies, or wetlands shall be restored on the lot (or lots, as applicable) in an area equal to or greater than ten percent (10%) of the development footprint.

Section 5. Section 407.5, relating to Landscaping, Screening, and Buffering, is amended to read:

(B) Within any MRU district, regardless of whether a use is permitted, conditional, by special exception, or as otherwise required by variance, the following bufferyard shall be used and provided within the MRU district as defined in §407.4.

(1) Bufferyard C shall be required along all property lines, except:

(a) where the zoning district boundary is along a street or alley, or

(b) where a contiguous use of property occurs across multiple lots, in which case the required bufferyard shall be required along the outermost property boundaries of the contiguous use lots.

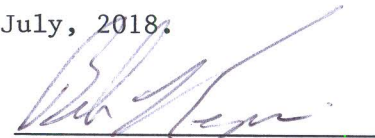
(2) The above provisions of subsection (B)(1) notwithstanding, Bufferyard B shall be required along all property lines adjoining residential use (R-1 or R-2) or riverfront development use (RD), except where the zoning district boundary is along a street or alley.

Section 6. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the City Council that such remainder shall be and shall remain in full force and effect.

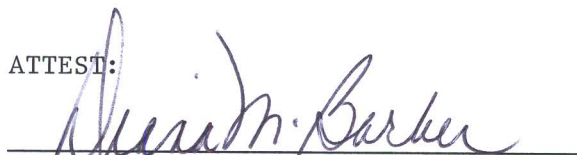
Section 7. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed insofar, but only insofar, as the same are inconsistent herewith. The provisions of this Ordinance shall not affect any act done or liability incurred, nor shall such provisions affect any suit or prosecution pending or to be initiated to enforce any right or penalty or to punish any offense under the authority of any ordinance in force prior to adoption of this Ordinance.

Section 8. This Ordinance, and all amendments, additions, and deletions from the City of Monongahela Zoning Ordinance affected hereby, shall take effect ten (10) days after the date of its enactment.

Enacted and Ordained this 23rd day of July, 2018.

  
Mayor

ATTEST:

  
Assistant to the City Clerk



















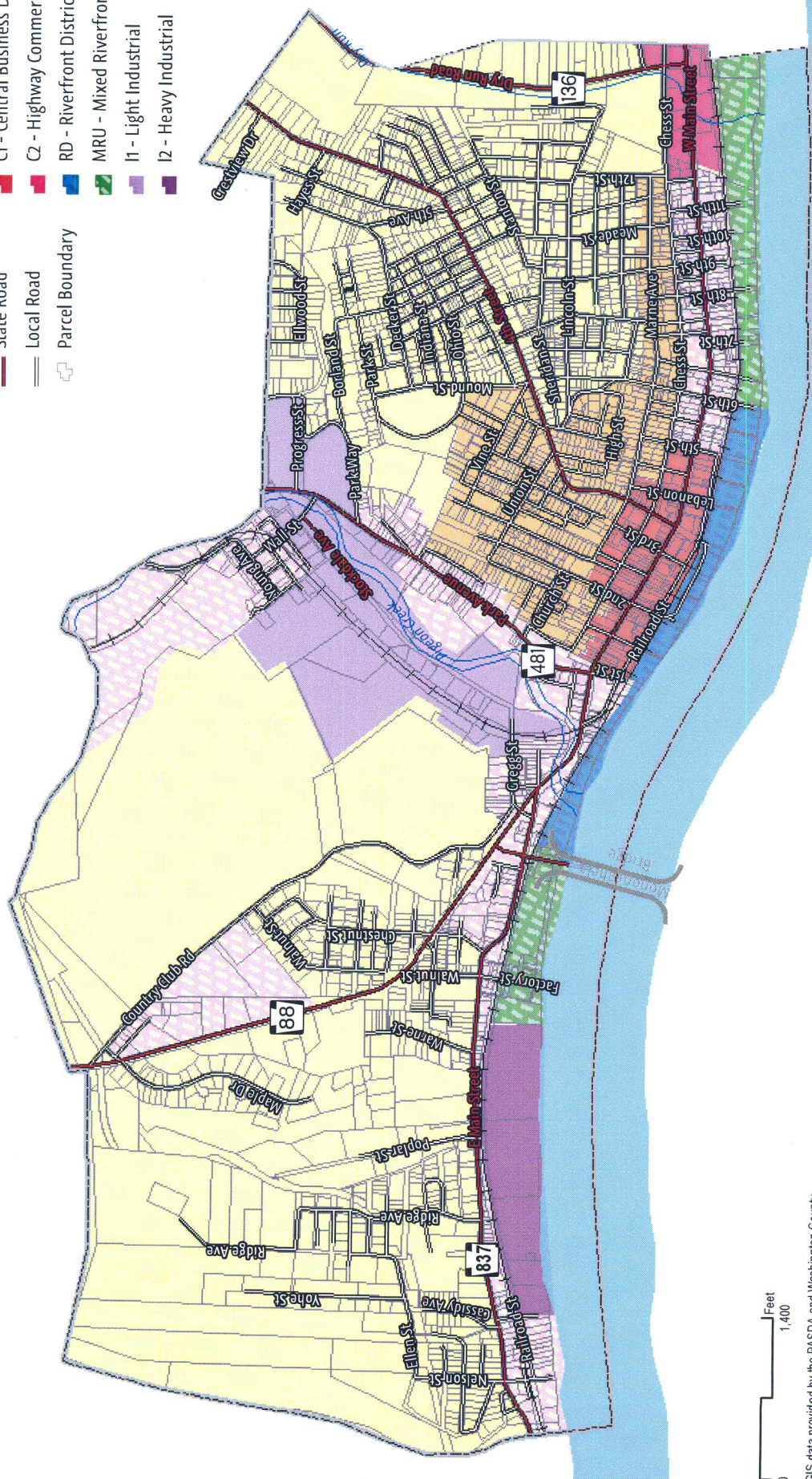
# MAP 3.2: OFFICIAL ZONING MAP OF THE CITY OF MONONGAHELA

City of Monongahela Zoning Ordinance

**DRAFT**

## Legend

- |   |                   |   |                                |
|---|-------------------|---|--------------------------------|
|  | City Boundary     |  | Zoning Districts               |
|  | Monongahela River |  | R1 - Single-Family Residential |
|  | Stream            |  | R2 - Multi-Family Residential  |
|  | Railroad          |  | MU - Mixed Use                 |
|  | State Road        |  | C1 - Central Business District |
|  | Local Road        |  | C2 - Highway Commercial        |
|  | Parcel Boundary   |  | RD - Riverfront District       |
|   |                   |  | MRU - Mixed Riverfront Use     |
|   |                   |  | I1 - Light Industrial          |
|   |                   |  | I2 - Heavy Industrial          |



0 Feet  
1,400

GIS data provided by the PASDA and Washington County.  
Map prepared by Mackin Engineering Company on 3/12/18.



Proposed Amendment - MRU Mixed Riverfront Use District



Table 3.3: Principal Use Table

Uses	Supplemental Regulations §	R-1: Single-Family Residential	R-2: Multi-Family Residential	C-1: Central Business District	C-2: Highway Commercial	MU: Mixed Use	RD: Riverfront	MRU Mixed Riverfront Use	I-1: Light Industrial	I-2: Heavy Industrial
Adult Oriented Establishment	§501									SE
Agricultural Operation	§502	SE								
Airport (includes Landing Strip)	§503	CU								
Amphitheater	-						P	P		
Amusement and Recreation Center, Indoor and Outdoor	§504				SE		SE	SE		
Amusement Park	§504						SE	SE		
Animal Hospital	§505					P	P	P	P	
Arena	§506						SE	SE		
Assisted Living Facility	§507		P			P	P	P		
Bakery	-			P	P	P	P	P	P	
Bank / Financial Institution	-			P	P	P	P	P	P	
Barber shop / Beauty Salon	-			P	P	P	P	P	P	
Bath House	§508									SE
Bed and Breakfast Inn	§509	CU	P	P	P	P	P	P		
Boarding House	-		P	P		P	P	P		
Boat and Marine Sales/Service	-						P	P	P	
Boat Storage	-						P	P	P	
Bottle Club	-						P	P		
Brewery Pub	-			P	P	P	P	P		
Broadcasting Studio (radio/television)	-			P	P			P	P	
Building Material Facility	-							P	P	P
Bus & Transit Facilities	-							P	P	P
Bus / Other Transit Shelter	-	P	P	P	P	P	P	P	P	P
Business Services/School	-			P	P			P		
Campgrounds	-						P	P	P	P
Car Wash	§510				P	P	P	P	P	
Catering Business	-			P	P	P	P	P		
Cemetery/Mausoleum	§511	SE								
Child Day Care Facility	§512	SE	SE	P	P	P			P	
Clinic	-			P	P	P	P	P	P	
Coffee House / Internet Café	-			P	P	P	P	P		
Communications Antenna	§513	SE							SE	SE



Table 3.3: Principal Use Table

Uses	Supplemental Regulations §	R-1: Single-Family Residential	R-2: Multi-Family Residential	C-1: Central Business District	C-2: Highway Commercial	MU: Mixed Use	RD: Riverfront	MRU: Mixed Riverfront Use	I-1: Light Industrial	I-2: Heavy Industrial
Communications Equipment Building	-	SE							SE	SE
Communications Tower	§513	SE							SE	SE
Community Facility	-			P	P	P	P	P	P	
Concentrated Animal Operation/Concentrated Animal Feeding Operation	§502	CU								
Continuing Care Facility	§515		SE		SE	SE				
Convenience Store	-			P	P	P	P	P	P	
Cultural Service	-			P	P	P	P	P		
Correctional Facility	-									CU
Distribution Facility	-							P	P	P
Docks, Public and Private	-							P	P	P
Dressmaker / seamstress / tailor	-			P	P	P	P	P	P	
Dry Cleaner	-			P	P	P	P	P	P	
Dwelling, Multifamily- Duplex	-		P			P	P	P		
Dwelling, Multifamily- Conversion Apartments	§518		P			P	P	P		
Dwelling, Multifamily- Garden Apartment	-		P			P	P	P		
Dwelling, Multifamily- Mid-Rise Apartment	§519		P	P		P	P	P		
Dwelling, Multifamily- High-Rise Apartment	-					SE				
Dwelling, Multi-Family-Residence over Business	-			P	P	P	P	P		
Dwelling, Single-Family Detached	-	P	P			P	P	P		
Dwelling, Single-Family Attached	-		P			P	P	P		
Educational Institution	-	P	P	P	P	P	P	P	P	
Emergency Services	-			P	P	P		P	P	P
Equestrian Facility	§520	SE								
Equipment Rental / Repair	-				P	P		P	P	P
Extractive Industry (Oil and Gas Wells)	§521	CU				CU			CU	CU
Fairground	§522	SE				SE	SE	SE		



Table 3.3: Principal Use Table

Uses	Supplemental Regulations §	R-1: Single-Family Residential	R-2: Multi-Family Residential	C-1: Central Business District	C-2: Highway Commercial	MU: Mixed Use	RD: Riverfront	MRU: Mixed Riverfront Use	I-1: Light Industrial	I-2: Heavy Industrial
Family Care Facility	§523		SE			SE				
Farm Equipment and Supply Sales	-							P	P	P
Farmer's Market / Fruit and Vegetable Stand	-			P	P	P	P	P	P	
Fishing Piers	-					P	P	P	P	
Flea Market	§524				P	SE	P	P	P	
Forestry	-	P	P	P	P	P	P	P	P	P
Freight Terminal	-							P	P	P
Funeral Home / Mortuary	-			P	P	P		P	P	
Garden Center	-				P			P	P	
Gasoline Service Station	§525				P	SE	P	P	P	P
Greenhouse (Commercial)	§526				P	SE	P	P	P	
Group Care Facility	§528	SE	SE			SE				
Group Home	§529	SE	SE			SE				
Group Quarters	§230	SE	SE			SE				
Helipad	§531						P	P		
Health Club	-				P	P	P	P		
Hospital	-							SE	SE	
Hotel/Motel	§533			SE	P	P	P			
Incinerator	-									P
Independent Living Facility	-		SE			SE				
Industrial Park	§535						P	P	P	P
Institutional Home	§536		SE			SE				
Junk Yard	§537									P
Kennel	§538	SE				SE		P	P	P
Laboratory	§539							P	P	P
Laundromat	-			P	P	P				
Library	-	P	P	P	P	P	P	P		
Lumberyard	-									P
Manufacturing (Light)	-							P	P	P
Manufacturing (Heavy)	-									P
Marina	-						P	P	P	P
Massage Therapy Business	-			P	P	P	P	P	P	



Table 3.3: Principal Use Table

Uses	Supplemental Regulations §	R-1: Single-Family Residential	R-2: Multi-Family Residential	C-1: Central Business District	C-2: Highway Commercial	MU: Mixed Use	RD: Riverfront	MRU: Mixed Riverfront Use	I-1: Light Industrial	I-2: Heavy Industrial
Medical Center	-				P			P		
Methadone Treatment Facility	§540									SE
Mineral Extraction	§541								SE	SE
Mobile Home Park	§542	CU								
Municipal Use	-	P	P	P	P	P	P	P	P	P
Night Club	§543			SE	SE		P	P		
Nursery	-							P		
Nursing Home	§544		SE			SE				
Office	-			P	P	P	P	P	P	
Parcel Delivery Facility	-							P	P	P
Park	-	P	P	P	P	P	P	P		
Parking Lot	-			P	P	P	P	P	P	P
Parking Structure	-			P	P	P	P	P		
Personal Care Facility	§545		SE		P	SE	P	P		
Pet Shop	-				P	SE				
Pharmacy	-			P	P	P	P			
Photographic Studio	-			P	P	P	P			
Places of Public Assembly	-			P	P	P	P	P		
Places of Worship / Religious Institution	-	P	P	P	P	P	P	P	P	
Private Club	§546		SE	P	P	P	P	P		
Public Utility Facility/Structure	-	SE	SE					SE	SE	SE
Race Track	§548						SE	SE	SE	
Recreation, Private	§549	SE	SE	P		P	P	P		
Recreation, Public	§549	SE	SE	P		P	P	P	P	
Recycling Facility	§550									P
Research and Development Facility	§551							P	P	P
Resource Recovery Facility	§552									P
Restaurant (Carry Out/Sit Down)	-			P	P	P	P	P	P	



Table 3.3: Principal Use Table

Uses	Supplemental Regulations §	R-1: Single-Family Residential	R-2: Multi-Family Residential	C-1: Central Business District	C-2: Highway Commercial	MU: Mixed Use	RD: Riverfront	MRU: Mixed Riverfront Use	I-1: Light Industrial	I-2: Heavy Industrial
Retail Stores <7,000 square feet for retail sales or product services	-			P	P	P	P	P	P	
Retail Stores 7,000 to 25,000 square feet for retail sales or product services	-			CU	P	CU	P	P	P	
Retail Stores >25,000 square feet for retail sales or product services	\$554				CU		CU	CU	CU	
Salvage Yard	\$537									P
Self-Storage Facility	-							P	P	P
Sewage Treatment Facility	\$553						SE		P	P
Shoe Repair	-			P	P	P	P	P	P	
Shopping Center	\$554					CU	CU	CU	P	
Slaughter House	-								P	P
Solid Waste Disposal Areas/Facility (including landfill)	\$556									SE
Stockyards	\$557							SE	SE	SE
Studio, Dancing or Music	-			P	P	P	P	P		
Tattoo Parlor	-			P	P	P	P	P		
Tavern / Drinking Establishment	-			P	P	P	P	P		
Tea Room	\$559	SE	SE	P	P	P	P	P	P	P
Telephone Exchange Building	-					P			P	
Temporary Shelter	-									
Theater	-			P	P		P	P	P	
Theater, Drive In	-						P	P	P	
Transportation Services	-				P			P	P	P
Truck Terminal	-								P	P
Utility Substation	\$560						P	P	P	P
Vehicle Repair / Service Station	\$561					SE			P	P
Vehicle Sales / Rental Facility	\$562			P	P	P			P	P
Veterinary Office	\$563			P	P	P	P	P	P	P
Wholesale Establishment	-							P	P	P
Winery	\$564	SE				P	P	P	P	
Wind Turbines	\$566	CU					P	P	CU	CU



Table 3.4: Accessory Use Table

Uses	Supplemental Regulations §	R-1: Single-Family Residential	R-2: Multi-Family Residential	C-1: Central Business District	C-2: Highway Commercial	MU: Mixed Use	RD: Riverfront	MRU: Mixed Riverfront Use	I-1: Light Industrial	I-2: Heavy Industrial
Garage, Community	§514	SE	P			P				
Crematorium	§516			P	P	P		P	P	
Drive Thru Facility	§517				P	SE	SE	P	P	
Greenhouse (Private)	§527	P	P			P	P	P		
Home-Based Business (No-Impact)	-	P	P	P	P	P	P	P	P	P
Home Occupation	§532	SE	SE	P		SE	P	P		
In-Law Apartment	§534	SE								
Pet Crematorium				P	P	P		P	P	
Private Garage	§547	P	P			P	P			
Solar Energy Equipment	§555	P	P	P	P	P	P	P	P	P
Swimming Pools (In Ground and Above Ground)	§558	P	P			P	P	P		
Wind Energy Equipment (Small Wind Facilities)	§565	P	P			P	P	P	P	P